

**Welcome to Eagle Landing!**

The goal of the form is to aid each owner in protecting his or her investment by providing necessary information to the Architectural Review Board who will assist in ensuring that the formal aspects of new or additional construction are properly presented to the Eagle Landing Homeowners Association for timely approval.

**Application is hereby submitted for review to build:**

- Custom Home - **Complete sections A, B, C, F, H**
- Addition/Remodel/Revision - **Complete sections A, B, C, F, H**
- New Roof /or Roof Modification - **Complete sections A, B, D, F, H**
- Misc. Items - **Complete sections A, B, E, F, G, H**

**Name of Misc. Item:** \_\_\_\_\_

(Examples include: Carport, fence, deck, pier, dock, dormers, retaining wall, pool, outdoor kitchen, patio, outbuildings or gazebos, hanger, RV pad, tree removal, etc.)

**Section A - PROPERTY DESCRIPTION INFORMATION**

| SECTION | LOT# | UNIT # | PHYSICAL ADDRESS (if known) |
|---------|------|--------|-----------------------------|
|---------|------|--------|-----------------------------|

**Section B - PROPERTY OWNER INFORMATION**

PROPERTY OWNER'S NAME \_\_\_\_\_

PHONE NO. \_\_\_\_\_ CELL NO. \_\_\_\_\_

OWNER'S ADDRESS \_\_\_\_\_

E-MAIL \_\_\_\_\_

**Section C - New Construction**

**Include primary contractor's information under Section F. (We highly recommend that you use only bonded and licensed contractors.)**

*Please include the following items along with this form prior to ARC review.*

- Survey** of property, performed by a registered Surveyor with boundary flags in place.
- Plot plan** and scaled drawing showing all proposed and existing structures, including fences, retaining walls, permanent landscaping **and the anticipated direction of the flow of surface water, all swales and culverts.**
- One complete set of **line/elevation drawings**, detailing the building specifications.
- Copies of** aerobic or septic certificates and plans. (Must be installed by a certified, licensed contractor.) To obtain a septic permit Contact Robert Speight at his office 903-639-7538, or cell 903-736-3113, [rspeightnetmwd@aol.com](mailto:rspeightnetmwd@aol.com), in the Northeast Texas Municipal Water District, 4180 Hwy. 250 S. in Hughes Springs, TX 75656. Reference Article XI, paragraph 8, pp. 18-19.
- Total heated and/or air conditioned square footage of structure:** \_\_\_ total square footage.  
"Any single-family dwelling constructed on a lakefront or lake view lot shall have a minimum of 1000 square feet of living area."

## Eagle Landing HOA Architectural Application Checklist

Rev 10-20-16

**Set Backs:** (All setbacks do not include eave overhang or walkways.) Refer to Article X and XI in the ELHOA covenants for all restrictions and obligations.

(\_\_\_\_)ft. Front of structure set back (50' from edge of road is recommended). There is a 25' utility easement that must be observed.

(\_\_\_\_)ft. Side #1 (right from street) of structure set back (minimum 25 ft. from side property line).

(\_\_\_\_)ft. Side #2 (left from street) of structure set back (minimum 25 ft. from side property line).

(\_\_\_\_)ft. Rear of exterior structure to back property line or water's edge (50' unless waived by the HOA board).

**Note: No structure may be erected which will obscure the lake views of the surrounding homeowners. This requirement will be evaluated by ARC members at the time of the initial site survey. No fence may be erected within 100ft of the lake as outlined in the ELHOA covenants.**

### Section D - REMODELS AND ROOF MODIFICATIONS

(Please reference Article VI, paragraph 1, subsection D of the ELHOA Covenants and Bylaws.)

Plot plan showing remodel and detailed side elevation.

Square footage of remodel \_\_\_\_\_ (tot. sq. ft.)

Proposed predominant exterior material of remodel - Please check appropriate box below.

Stone

Brick

Wood

Other

Please provide a brief description of the exterior remodel, and/or additional information on the roof modification in Section H, on page 3: Attach a separate sheet, if necessary.

**Section E - MISCELLANEOUS MINOR CONSTRUCTION**

Include notes in Section H, page 3, and a separate sheet if necessary showing detailed plans of location and descriptions of materials to be utilized for such examples as: *Carport, fence, deck, pier, dock, dormers, retaining wall, pool, outdoor kitchen, patio, outbuildings or gazebos, hanger, RV pad, tree removal, etc.*)

**Set Backs** *(All setbacks do not include eave overhang or walkways.)* Refer to Article X and XI in the ELHOA covenants for all restrictions and obligations.

(\_\_\_\_)ft. Front of structure set back (50’ from edge of road is recommended). There is a 25’ utility easement that must be observed.

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(\_\_\_\_)ft. Rear of exterior structure to back property line or water’s edge (50’ unless waived by the HOA board).

**Note: No structure may be erected which will obscure the lake views of the surrounding homeowners. This requirement will be evaluated by ARC members at the time of the initial site survey. No fence may be erected within 100ft of the lake as outlined in the ELHOA covenants.**

**Section F - CONTRACTOR INFORMATION**

*We highly recommend using only licensed and insured contractors. Use a separate sheet to add additional contractors.*

Primary Contractor \_\_\_\_\_

Contractor Address \_\_\_\_\_

Office Phone/Cell \_\_\_\_\_

Insurance Company/Policy \_\_\_\_\_

*Cass County maintains a waste dumping area for owners or contractors in Linden, TX for appliances, construction materials, scrap and other items. Donations are requested and deposits are made at the site box under the honor system.*

**Section G – Tree Removal**

Prior to construction, or if you desire tree removal please reference the ELHOA Covenants and Bylaws booklet. Covenants-Article XI, paragraph 5a, pp. 18; and Bylaws-Article XI, paragraph 17, pp. 20, for the regulations.

If you need a forester please contact the Texas Forest Service at 907 U.S. 59, Linden, TX 75563 (903) 756-5571, for a list of approved foresters.

**Section H – Include notes and drawings as requested in Section E. A separate sheet may be used if necessary**

**Prior to signing this application, please make sure that all the necessary information (receipts, measurements, etc.) is provided information along with this request form or it will delay the processing of your request for at least two weeks. References: ELHOA Covenants and Bylaws booklet. Application Fees are presently not required. Approved Applications are Non-Transferable.**

**Owners initials**

\_\_\_\_\_ I have read the rules and restrictions of the Architectural Review Committee and agree to comply with all applicable provisions therein (including culvert construction, trash bin removal, portable toilet placement and overall property appearance during construction). Homeowner is responsible for notifying contactors not to use ELHOA dumpsters for disposal of construction materials and to provide a site dumpster.

***Note: Homeowners may be subject to fines of up to \$750 levied by ELHOA if their contractors are found to be using community dumpsters to dispose of construction waste.***

\_\_\_\_\_ I acknowledge and agree that ELHOA shall not be held responsible for any and all damages incurred as a result of the construction described herein.

\_\_\_\_\_ I agree that it is my responsibility to control surface drainage of storm water, in such a way, as not to cause any more flow onto adjacent property than had occurred naturally prior to construction. Reference: ELHOA Covenants and Bylaws, Article XI, paragraph 25. I agree to use an approved form of erosion control.

\_\_\_\_\_ I agree that in event of the Plot Plan and the Deed Restrictions contradict one another regarding the allowed side yard setback, the more restrictive guideline shall prevail.

\_\_\_\_\_ I agree to contact the ARC Chairman to arrange final inspection, promptly upon completion of construction.

**Property Owners' Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*Mail the completed application to: ELHOA/ARC - Attn: ARC P.O. Box 304, Avinger, Texas 75630  
For more information, call Joe Politi 903-562-2256*

**ADMINISTRATIVE USE ONLY**

Initially Received – (Date stamp affixed here)

Reviewed: \_\_\_\_\_ Date: \_\_\_\_\_

Request Approved by - \_\_\_\_\_ Date: \_\_\_\_\_

ARC Chairman \_\_\_\_\_

ARC Committee Member 1 \_\_\_\_\_

ARC Committee Member 2 \_\_\_\_\_

Final Inspection: \_\_\_\_\_ Date: \_\_\_\_\_